

TOWN OF SALEM, CT.

Economic Development Commission

Special Meeting, November 7, 2016, 7:30 p.m. Salem Office Building, Room 2

Minutes

Meeting called to order at 7:33 pm by meeting chair Frank Sroka.

Members present:

Frank Sroka

Ken Bondi

Andy Lightner

Elby Burr (Alternate)

Paul Robillard (Alternate)

Members not present:

Wendy Mikolinski

Visitors:

None

1. Reading of Agenda – chairperson

Frank Sroka presented agenda. No changes to the agenda were made.

Motion: Elby Burr moved to approve the Minutes for Sept. 19, 2016 meeting. Seconded by Ken Bondi. Unanimously approved.

2. Communications

None

3. Public Comment

None

4. Reports

- a. Selectman / EDC Liaison:

None

b. P&Z Liaison: None

5. Old Business

- a. Frank Sroka suggested that he work with Wendy Mikolinski to put business owners' survey communication plan into action, based on previous discussion by EDC and with their concurrence to begin this process before next EDC meeting on Nov. 21, 2016. Those present concurred.
- b. Elby Burr led an extended discussion on the subject of age restricted (senior) housing and workforce (non-age restricted) housing for Salem. He discussed zoning considerations, and Ken suggested the idea of a "town-wide overlay zone" to facilitate placement of such a project at a suitable location in Salem, with minimum hurdles or delays to a qualified developer. Elby pointed out that the two most crucial elements in such a project were a suitable water supply and adequate sewage provisions (engineered systems could be an approach). Also, any such project must fit in with the character of the Town and be consistent with the approved Plan of Conservation and Development (POCD), which is administered by the Planning and Zoning Commission. Elby has done extensive review of current P&Z regulations that would be applicable to such a project and has concluded that the Town has everything needed to support both types of housing projects, on an appropriate scale for Salem (about 20+/- units). We also discussed the need to work cooperatively with P&Z, Salem's town planner (Richard Serra) and First Selectman Kevin Lyden on this effort. There was a related discussion of developing a descriptive list of Salem's assets and unique traits that could form the beginning of a marketing plan to position the Town as a desirable location to qualified developers of such projects.
- c. Frank stated that Town Planner Richard Serra is being invited to our next meeting on November 21 to brief EDC on possible cooperative projects with Colchester EDC that he is currently involved with, and also to possibly discuss his thoughts on the above project outline. We look forward to a discussion with Richard at that time.

6.0 New Business

None

7. Next regular meeting is scheduled for Monday, November 21, at 7:30 p.m. in Salem Town Hall, Room 2.

Motion: Elby Burr motioned to adjourn the meeting, seconded by Ken Bondi. Carried unanimously. Meeting adjourned at 8:57 p.m.

